

Prepared by  
**Architectural Research Consultants, Incorporated**  
for the **City of Albuquerque Planning Department**



## Planning Process Participants

The list below includes people who have attended meetings, focus groups, and design charrettes, as well as people who have received information, but might not have attended events.

Mike Adams	Larry Chavez	Dolores Griego	Norman and Belinda Mason	Francisco Ronquillo
Ozawa Bineshi Albert	Mariano Chavez	Eustacio Griego	Bennie W. Matlock	Eric Russell
David Albright	Tony Chavez	Tillie Gross	Sheran Matson	Senator Bernadette M. Sanchez
Albuquerque Interfaith	Julia Clarke	Jaime Guerrero	Bob McCabe	Dr. Greg Sanchez
Mary Ellen Ainsley	Carlos Contreras	Charles Haegelin	Ethel and Hershell McCarty	Janelle Sanchez
Bill Allen	Commissioner Teresa Cordova	Mary Lou and Robert Hall	Rory McClannahan	Ken Sanchez
Becky Alter	Mark Correll	Liz Hanlon	Joanne McEntire	Christina Sandoval
Steve Anagnostakos	Doug Crandall	Sylvia Hayes	Libby McIntosh	Diane Scena
Andres Anaya	Elsie Crocfer	June Harner	Marlene Mellenthin	Jerry & Mary Schroer
Jerry Anaya	Greg DeAtley	Danny Hernandez	Bernadette Miera	Matt Schmader
Ramon Anaya	Mary Deschene	John Herrera	Dave Mitchell	Gerald Segura
Teresa Andrade	Andrew DeGarmo	Barbara Herrington	Rudolfo Monge-Oviedo	Christine Shugars
Claudette Archuleta	Francisco J. Delgado II	Andre Houle	Henry Montoya	Daniel P. Silva
Matthew Archuleta	Richard Dineen	Jody Horton	Sonny Montoya	Jean Simmons
Theresa Archuleta	Stephen Dunbar	Laura Horton	Claude Morelli	Carl Smith
Jeanette Baca	Karen Dunning	Rene Horvath	Steven Morrow	SouthWest Organizing Project
Ed Baca Green	Ilene Durkalski	Rick Jenkins	Jeff Mortenson	Pam Snow
Patrick Baca	Alan & Peggy Duvall	Anthony Johnson	Laurie Moye	Al Soto
Theresa Baca	Elizabeth Dwyer	Susan Johnson	Kelly Murtagh	David Soule
Attila Bality	Zoe Economou	Arnulfo Juarez	Larry Nelson	Pat Soule
Maria P. Ball	David Edwards	Margaret Kamp	Sara Newton-Juarez	Mark Sprick
Van Barber	Anna Esquivel	John Kelly	Margaret Nieto	Ed Stang
Fred Bass	Renee Estrada	Dixie Kessler	Darlene Norris	Anni de Steiguer
Debra Bauman	Sandra Estrada	Betty King	Annie Oandasan	Jim Strozier
Rick Beltramo	Mary Jane Faull	Geraldine Kolman	Jeff Oxendine	Tony Sylvester
Priscilla Benavides P.E.	Jacqueline Lauren Fernandez	Philip Kuhns	Eloy Padilla	Louis Tafoya
Javier Benavides	Marcia Fernandez	Melissa Lama	Patricia Palmieri	Kelly Thomas
Isaac Benton	Jackie Fishman	Jared Larson	Roldan Pasion	Ramona Torres-Ford
Douglas Bergevin	Dorothy Gabaldon	Amy Law	Candelaria Patterson	Sharon Torres
Diane Beserra	Adella Gallegos	Maura Lewiecki	Klarissa Pena	Richard Trevino
Suzanne Boehland	Carl Gallegos	Eileen Longsworth	Adolphe Pierre-Louis	John Valdez
Candice Bogart	Jerry Gallegos	Blanca A. Lopez	Beatrice and Martin Purcella	Dr. Joe Valles
Debbie Bogosian	Lorraine Gallegos	Carlos Lopez	Pat Quinn	Kurt Wagener
William Bracken	Wilfred Gallegos	Senator Linda Lopez	Julie Radoslovich	Kira Wege-Peters
Kevin Broderick	Andrew Garcia	Steve Lopez	Mike Riordan	Kirk Wesselink
Terry O. Brown	M. Max Garcia	Dennis Lorenz	Mina and Bob Richardson	Celeste Wheeler
Bill Bumphrey	Frederick Gentry	Charles Lucas	Sandra P. & Cliff E. Richardson	Steve Wheeler
Chris and Jason Bushman	Mark and Jessyca Gering	Daniel Lueras	Richard Rivas	Carin M. White
Howard Byrdson	Glen Goff	Paul Lusk	Ray Rivera	Kizito Wijenje
Chris Calott	Florence Goldberg	Miguel Maestas	Deborah Roarle	Pastor Gerald Wood
Clay Campbell	Mr. Gong	Steven Maestas	Robert Robeda	Tom Woodworth
Grady & Leighann Cashwell	Art Gonzales	Oscar Marquez	Chris Rodriguez	Erne Woodley
Albert Chavez	Miguel P. Garcia	Tanya Maldonado	Luis Rodriguez	Joel Wooldridge
Cora Chavez	Debbie Gonzales	Jess Martinez	Bessie Romero	Victor Wyant
David Chavez	Oscar Gomez	Jose Martinez	Cecilia Romero	Abel Zamora
Emilio Chavez	Maggie Gould	Pedro C. Martinez	Elaine Romero	
Ernest Chavez	Enrico Gradi	Nathan Masek	Robert Romero	

Information has also been sent to people on the Planning Department Feedback Forum List, a SW APS Schools contact list, and a NM Business Registration list that includes most businesses in SW Albuquerque. About 50 people were interviewed (UNM students interviewed members of the general public and businesses, and ARC interviewed business owners.) Many of them do not appear on this list.

You are invited to a  
**Community Meeting**  
**Tuesday, September 26, 2006**  
**6:30 – 8:30 p.m.**  
**Alamosa Community Center, Room B**

Thanks for working with us on this planning effort to improve Southwest Albuquerque and for your patience as we have been developing preliminary recommendations.

You are invited to review and provide comments about the following preliminary ideas to improve Southwest Albuquerque.

**Please send comments to Paula Donahue at [pdonahue@cabq.gov](mailto:pdonahue@cabq.gov) or (Planning Department, 3rd Floor, 600 2nd St. NW 87102) and/or attend the community meeting to discuss them.**

## What is a Preliminary Action Plan?

The City of Albuquerque Planning Department and consultant, Architectural Research Consultants Inc. present this preliminary group of recommendations to improve Southwest Albuquerque. They reflect suggestions gathered since late Fall 2005 through interviews, meetings, design workshops, and focus groups. The ideas come from residents, business owners, land owners, representatives of agencies, City and County departments, other individuals interested in Southwest Albuquerque, and consultants Architectural Research Consultants, Bob Gibbs Planning Group, and Glatting Jackson/Walkable Communities.

This “Preliminary Action Plan” contains a summary of community issues and goals, a vision of the future, and a preliminary action plan that could be used to achieve that future. It presents actions that are grouped together to address particular community issues. These grouped combinations of plan and ordinance

amendments, projects, and programs are all needed to effect change. Some of the amendments can be presented quite soon, but others require further study and additional funding. The amendment recommendations are not written in legislative language and will not be until the community discusses the ideas.

Southwest Albuquerque has been developed primarily with houses, with few other land uses. Because most of the development is new and occurred under current guidelines, Southwest Albuquerque offers an opportunity to assess whether these existing citywide and countywide development rules and guidelines help create quality places for Albuquerque and Bernalillo County residents to live.

The consultants and City Planning are examining development in Southwest Albuquerque both to determine improvements needed in Southwest Albuquerque and to provide better development guidelines citywide.

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## Two Strategies

The “Preliminary Action Plan” offers a combination of two strategies:

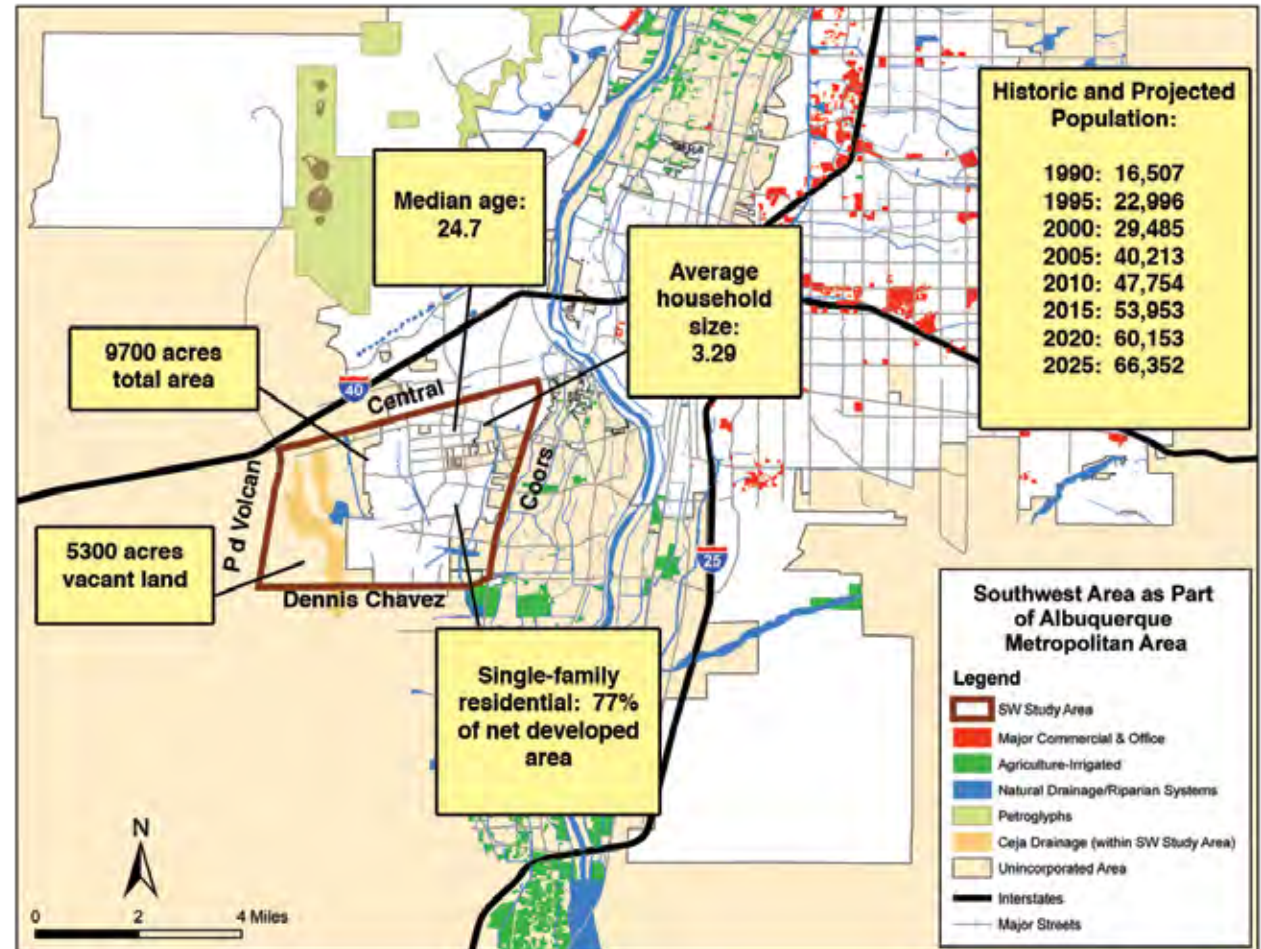
- 1) To revise area and sector plans that specifically guide development within and around the boundaries of SW Albuquerque as it has been defined for study purposes (Central Avenue on the north, Dennis Chavez on the south, Old Coors on the east, and Paseo del Volcan on the west) and to propose capital projects and programs for this area.
- 2) To revise citywide ordinances and the Albuquerque/Bernalillo Comprehensive Plan to benefit SW Albuquerque and all other new development in Albuquerque and Bernalillo County.

Based on community discussion the City and consultant will continue work on a package of detailed amendments to existing plans and ordinances and more detailed project and program recommendations. Later this fall this detailed package will be presented for your further review and comment before a final set of plan and ordinance revisions and project recommendations is submitted to the Environmental Planning Commission and County Planning Commission for consideration. Their recommendations will then be forwarded to the City Council and Bernalillo County Commission to be considered for adoption.

## Planner Observations

Not long ago, much of Southwest Albuquerque was undeveloped grassland, considered by many South Valley residents to be a nature preserve and outdoor recreation area. Now, it is the

## Statistical Information



Sources of Data: Mid-Region Council of Governments and City of Albuquerque

fastest developing area in Bernalillo County. This area defines the current edge of metropolitan Albuquerque, but over the next 20 years, the metro area may continue to expand. This growth provides the challenge of how to successfully combine community resources, transportation networks, open space, and complete and varied neighborhoods to form a complete community.

Although not far from some employment, shopping and entertainment in Albuquerque, the area has relatively few destinations of its own, and the public and private incremental growth and lack of coordinated development in the area have produced deficiencies in infrastructure, services, and other basic needs. **The goal of this planning effort is to identify area deficiencies and create a strategy to address them.**

# What Shapes Southwest Albuquerque Development?

## Plans

The following plans guide development for all or a part of Southwest Albuquerque. All lower-ranked plans must comply with the policies in the higher-ranked plans. Proposed modifications to these plans may be part of the strategic action plan prepared for the area.

- The **Albuquerque/Bernalillo County Comprehensive Plan** provides the broadest geographical and policy framework for the city and county. This plan, designated as the “Rank 1” plan, was adopted in 1988 and has since been amended multiple times.
- The **West Side Strategic Plan**, adopted by the City of Albuquerque in 1997, is a “Rank 2” plan addressing the entire West Side, from the Bernalillo/Sandoval county line on the north to the Atrisco Land Grant line, just south of Gun Club Road, on the south.
- The **Southwest Area Plan**, amended and adopted by Bernalillo County as a “Rank 2” plan in 2000, covers the South Valley and unincorporated areas of Southwest Albuquerque.
- Three city sector development plans (“Rank 3”) cover portions of Southwest Albuquerque. Along with planning policies and guidelines, they contain tailored zoning, which adds some use requirements and design standards in addition to provisions in the City Comprehensive Zoning Code.
  - **Route 66 Sector Development Plan** (1988)
  - **Tower/Unser Sector Development Plan** (1989)
  - **Rio Bravo Sector Development Plan**, Amendment #1 (1999) and original (1983)
- The **Amole Arroyo Corridor Plan**, a “Rank 3” plan, was adopted by the City in 1991.

## Agencies

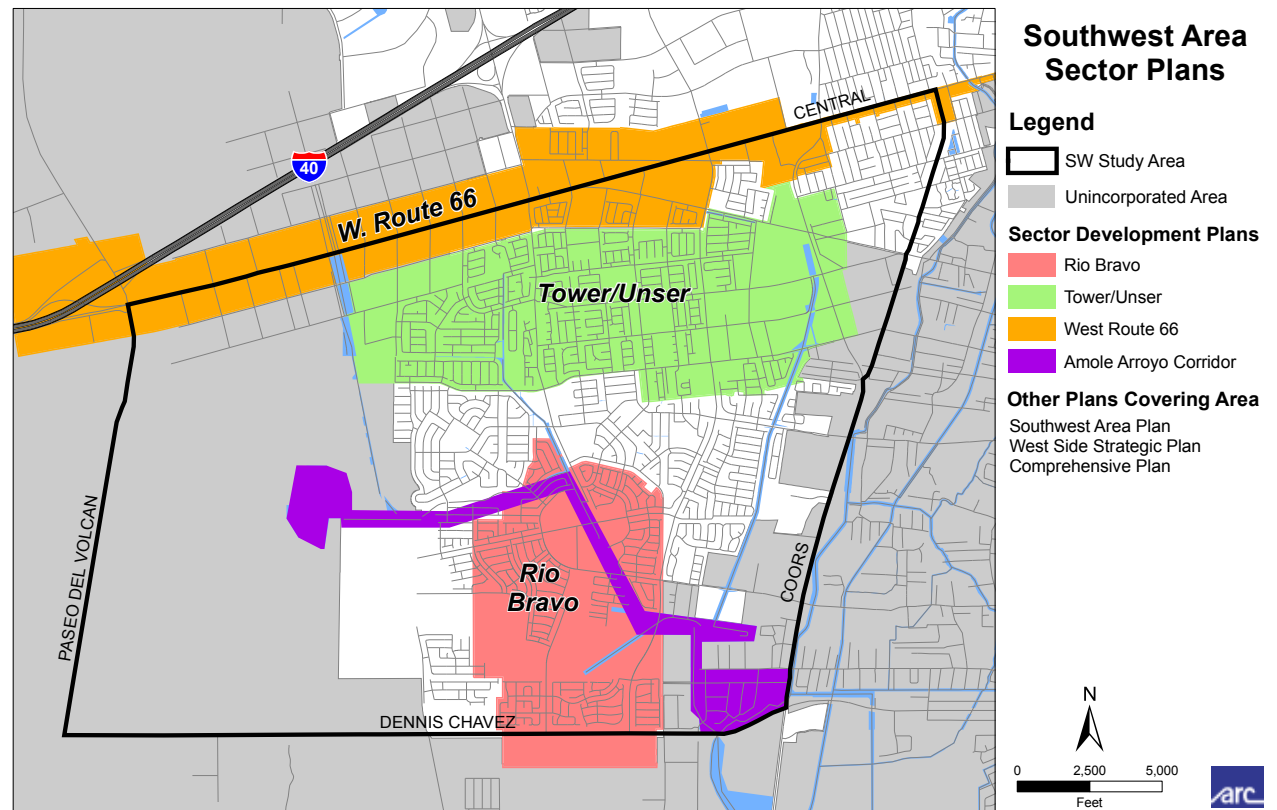
Agencies that affect Southwest Albuquerque’s physical form include the **Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA)**, with major drainage channels that cross the area, and the **Albuquerque Public Schools** district, which provides six schools located in the area and is planning two new schools now.

The **Mid-Region Council of Governments** coordinates with the city, county and other local governments to develop the 20-year Metropolitan Transportation Plan (MTP) and the Transportation Improvement Program (TIP), a six-year program for funding metro area transportation projects consistent with the MTP.

## Ordinances and Other Regulatory Documents

The **City of Albuquerque Zoning Code** and **Subdivision Ordinance** regulate development in the incorporated portion of the planning area. The Zoning Code regulates allowable densities and uses on each lot, while the Subdivision Ordinance provides guidance for subdivision layout and connectivity.

The design and development standards in the **Development Process Manual** provide development standard details. Bernalillo County has its own regulations for development, and is in the process of developing **new Master Plan Criteria**.



# Community Observations

Observations about the area were gathered through a strengths, weaknesses and opportunities analysis derived from meetings, interviews, and focus groups; the Gibbs Planning Group workshop and meetings concerning local retail development potential; the Glatting Jackson (Dan Burden team) workshops and meetings on developing a cohesive community framework; and other public meetings. The following items appear to be the most critical issues for the community.

For a more detailed description, see the Strengths, Weaknesses, and Opportunities Analysis; Community Visions for a Great Southwest Albuquerque; Commercial District Retail Plan; and Southwest Albuquerque Charrette Report. All are available on the City of Albuquerque Planning website.

- It is important to preserve the phenomenal views and proximity to wildlife valued by residents.
- Continued development to the west and south needs to be managed to prevent additional strain on limited resources.
- Rapid development has produced deficiencies in neighborhood design, infrastructure (streets, trails, parks), public facilities (libraries, community centers, schools), and public services (police, fire), and now is the time to “catch up.”
- Community centers, parks, schools, and employment areas need to be located and designed so that residents can walk to them if they wish.
- Rapid housing development has outpaced commercial development.
- The lack of employment in the area forces residents to travel to other areas of the city, contributing to road congestion and long travel times.
- Public transportation systems don’t adequately serve the needs of the area.
- Existing zoning allows large amounts of residential development without other land uses or variation in density, thereby creating a monotonous community.
- Extension of public utilities, including water and sewer, needs to be completed.
- Street networks are congested, especially at peak times, and traffic control devices and new street network designs are needed.
- The form of recent development, with monotonous housing forms, long walls that create dead space along streets, extremely wide streets, roll (estate) curbs, and disconnected sidewalks, must be changed to better serve residents.
- Residents like their affordable housing and friendly neighbors, but want to see a greater diversity of housing in price range, building style, unit type, and target markets.
- The number of starter homes with large mortgages creates the potential for high rates of default and foreclosure.
- Residents no longer want to feel like the “stepchild of the city.” It is important that they obtain a fair share of resources and an ongoing say in city decisions concerning Southwest Albuquerque.



*From left: The view of Southwest Albuquerque and the rest of the city from the Ceja; an example of a development pattern that lacks variation in housing styles, sizes, and types; a long wall creating dead space along a Southwest Albuquerque street.*

# What Could a Great Southwest Albuquerque Look Like?

Various outreach efforts have been made to bring community members into the planning process to convey the issues, concerns, hopes, and dreams for the future of their community. Through this process, a community vision for Southwest Albuquerque is under development, presented below for review and comment:

**As envisioned by community members**, the future Southwest Albuquerque is a family-oriented community integrated into the rest of Albuquerque, but with its own special identity.



*One possible arterial configuration*



*An example of a subdivision with good sidewalk design*

Southwest Albuquerque can become a beautiful, vibrant, inclusive, convenient, comfortable, safe, and friendly community with a sense of fun that welcomes, engages and nurtures residents, employees, and visitors of all incomes, ages, and abilities. It can have beautiful interconnected neighborhoods that promote community interaction through convenient, pleasant and safe walking and bicycling.

Southwest Albuquerque neighborhoods can become characterized by:

- A variety of types, prices and sizes of quality-built housing reflecting southwestern architectural styles built on various size lots
- Schools that are community centers in the evenings, weekends, and summers
- Religious institutions
- Shopping that meets local needs at the neighborhood and community level

- Medical and public services
- Park and recreation facilities for families, group activities and sports
- Convenient and reliable mass transit service to connect Southwest Albuquerque with the rest of the City
- Public open space and wildlife preserves
- A network of safe, efficient, beautiful trails and wildlife corridors
- Libraries and senior centers
- Tourist-quality destinations
- Public art
- Quality jobs

All streets and the properties adjacent to them can be designed first for pedestrian safety, efficiency, comfort, and interest.

Existing walled tunnel-like streets can be redesigned, with no new wall-lined streets.

Distinctive natural and cultural areas can be preserved and accessible.



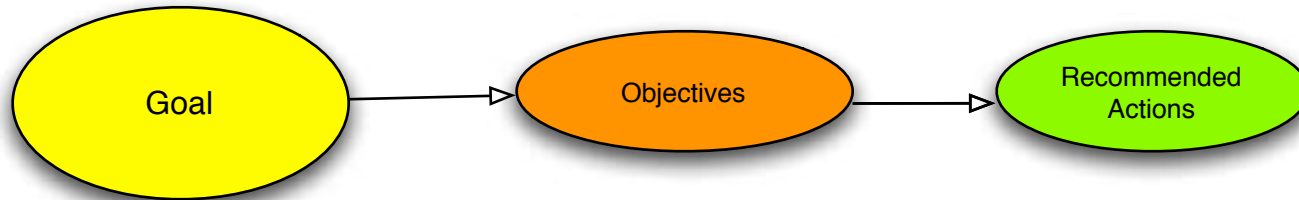
*A concept for a Community Activity Center: courtesy of 4th Street and Montano Boulevard Coalition Visioning (colorization editing by City of Albuquerque staff)*

## Elements of a Complete Community



*Clockwise from bottom left: a trail along public open space; picnic area at a community park; sculpture in a public area; library serving as a center of neighborhood activity; two examples of variation in housing types and densities*

# A Proposed Strategy of Action



**Your comments are very important at this stage in the planning process. Please consider the following groups of recommendations on pages 8-17 and decide if they need additions, deletions or different priorities.**

Four groups of recommendations are offered for your review and comment on pages 8–15. These grouped goals, objectives and recommendations are intended to address priorities that have been identified by the community. Together, all four groups represent a package of work that could be submitted with details to the Environmental Planning Commission (EPC) late this coming fall. The EPC public hearing is anticipated to be in January 2007. Hearings with the City Council,

County Planning Commission, and Bernalillo County Commission will follow.

These priority actions are also highlighted in green on the To-Do List found on pages 16-17. The To-Do List includes additional actions that will not be part of the initial submission to the EPC, but could be initiated after adoption of the Strategic Plan of Action. More detail about the proposals can be found in Appendix A.

Each of the four groups of recommendations begins with a goal (in a yellow oval):

- 1) Build complete neighborhoods that are not monotonous.
- 2a) Increase public services and facilities.

- 2b) Conserve and preserve area natural resources.
- 3) Increase retail and other commercial services.
- 4) Provide complete transportation networks for all modes of transportation (driving, bicycling, walking, and mass transit.)

The goals are followed by more detailed objectives (in orange ovals) and actions that could be taken to achieve each objective (in green ovals). The ideas in each group are interconnected and each group of actions flowing from a goal is related to the other three goals.

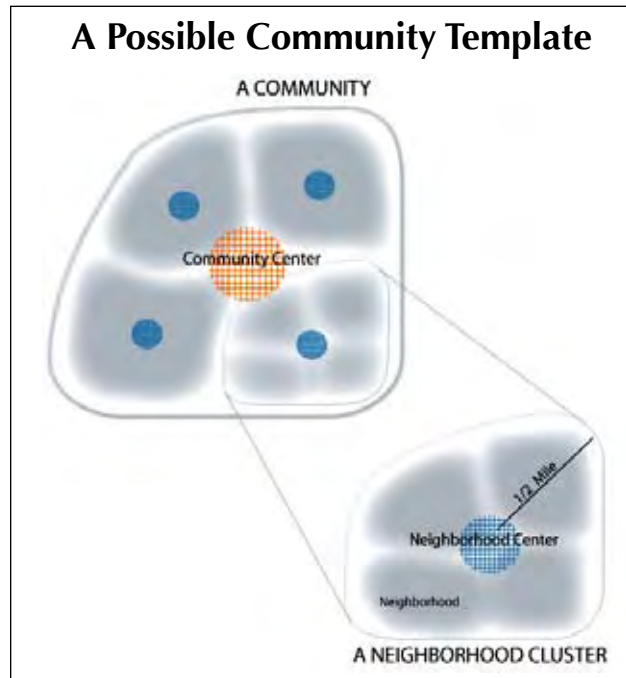
**The whole package is needed to create a complete community.**

# Goal 1. Building Complete Neighborhoods

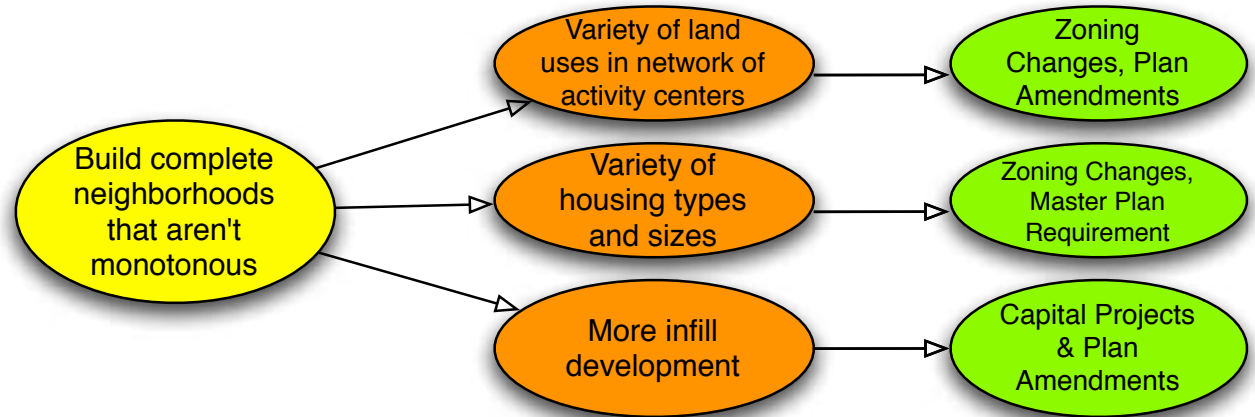
Complete neighborhoods with dwellings, businesses, parks, schools, and landmarks one can walk or bike to are the building blocks of great communities.

## A Variety of Land Uses in Activity Centers

Creating a network of clustered destinations to serve residents is an important first step towards the creation of a cohesive community that's an interesting place to visit and a nurturing place to live. These clusters are referred to as activity centers.



*This community template shows how activity centers, thoughtfully distributed in a community, can provide services to residents and anchor a larger area. In this diagram, each neighborhood has access to at least one center. Centers should contain local landmarks and identifiers.*



Two types of activity centers are defined in the Albuquerque / Bernalillo County Comprehensive Plan. They are intended to serve as focal points for community activities and as walkable, vibrant urban places for neighborhoods and clusters of neighborhoods.

- *Community activity centers* are intended to provide a cluster of stores, offices, day care, entertainment, higher-density residences, and/or institutions like schools, libraries, community centers, and senior centers for people living within a radius of up to three miles. They are intended to occupy between approximately 15 and 60 acres.
- *Neighborhood activity centers* are intended to meet daily needs for a smaller surrounding area, and may include small-scale stores and offices, parks, and/or institutional uses like schools and libraries. A neighborhood activity center may range in size from 5-15 acres, but sizes greater than 10 acres are rare. Because of their small size and small service area, Southwest Albuquerque has the potential to support a large number of neighborhood activity centers.

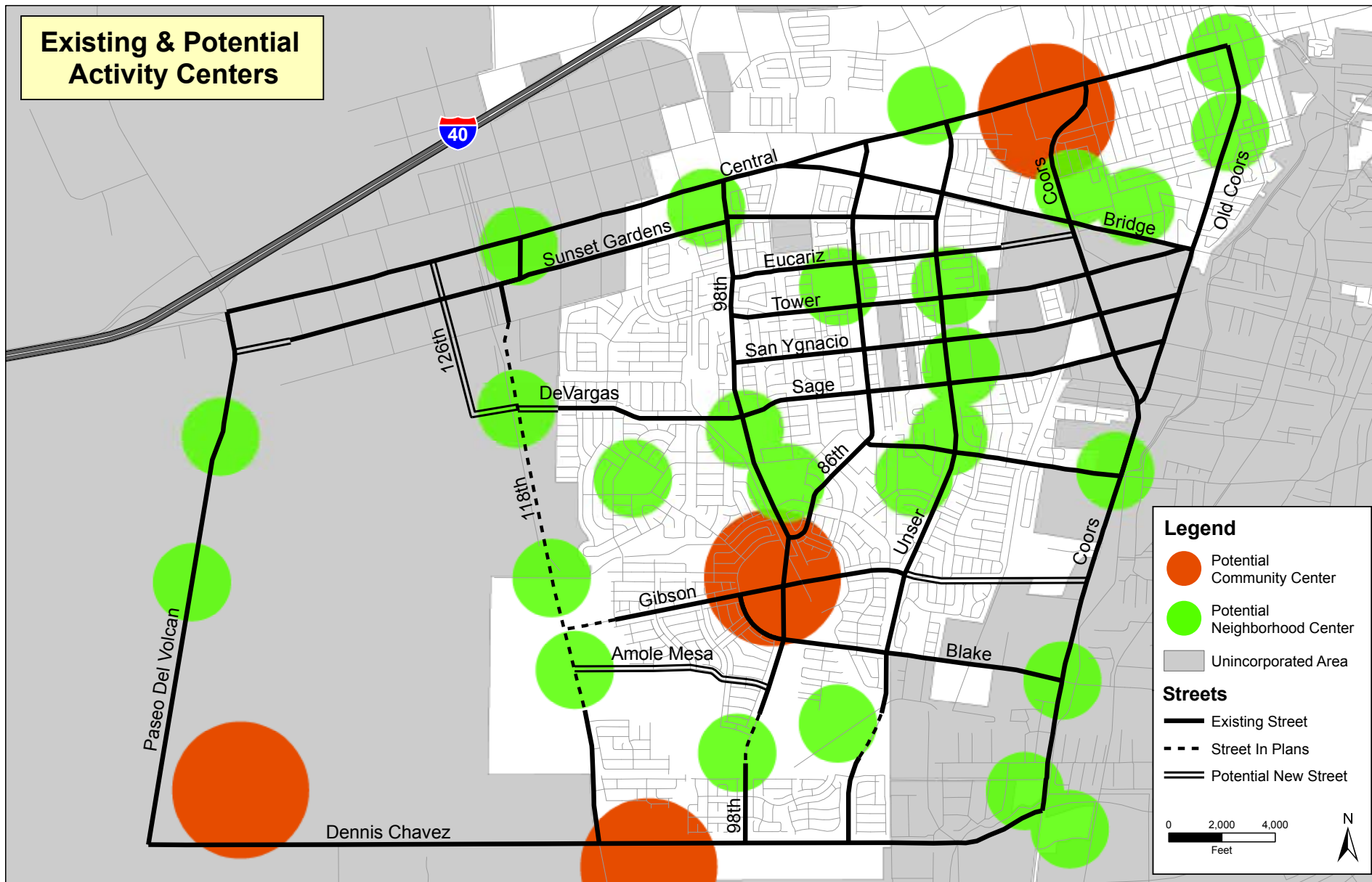
A network of centers encourages a variety of land uses, including homes, stores, offices, parks, and community services. The map to the right shows where some are already located, and where others could be located. A table describing individual centers in more detail, including existing services and potential new services, is included in Appendix B.

## Housing Types

Centers alone do not create cohesive neighborhoods. A variety of housing, including for-sale and rental apartments, townhouses, and single-family houses of various sizes, is important to accommodate the needs of different residents and to create a diverse community of people.

## Infill

Infill development is a positive means of creating complete communities in areas that have already seen some residential growth before continuing the development of partial neighborhoods in edge areas.



## Goal 2. Public Services and Facilities and Natural Resource Conservation

### **Public Services**

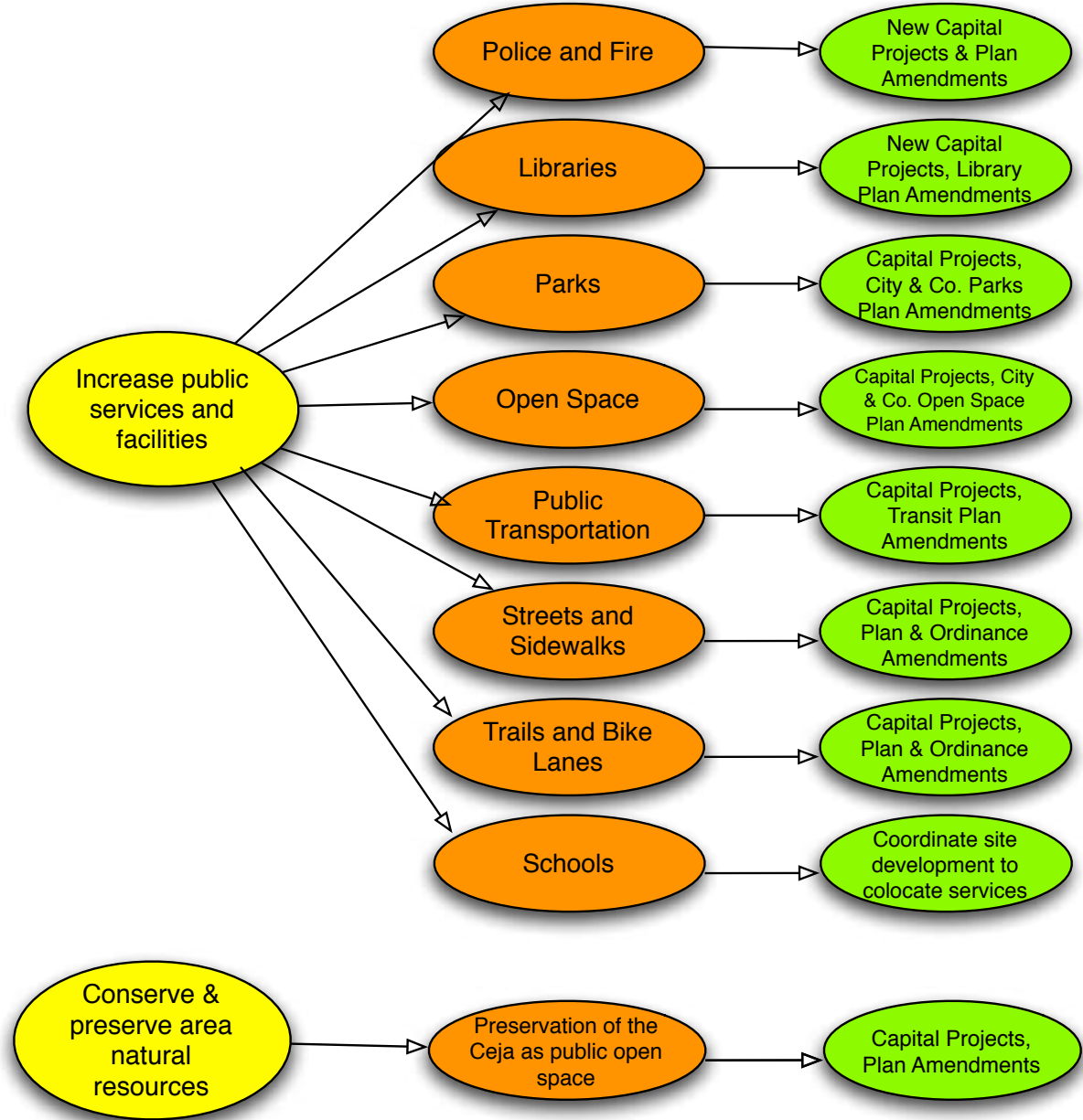
Public services can and should be located close to each other to conveniently serve multiple needs, and activity centers are often good places to locate more than one public service.

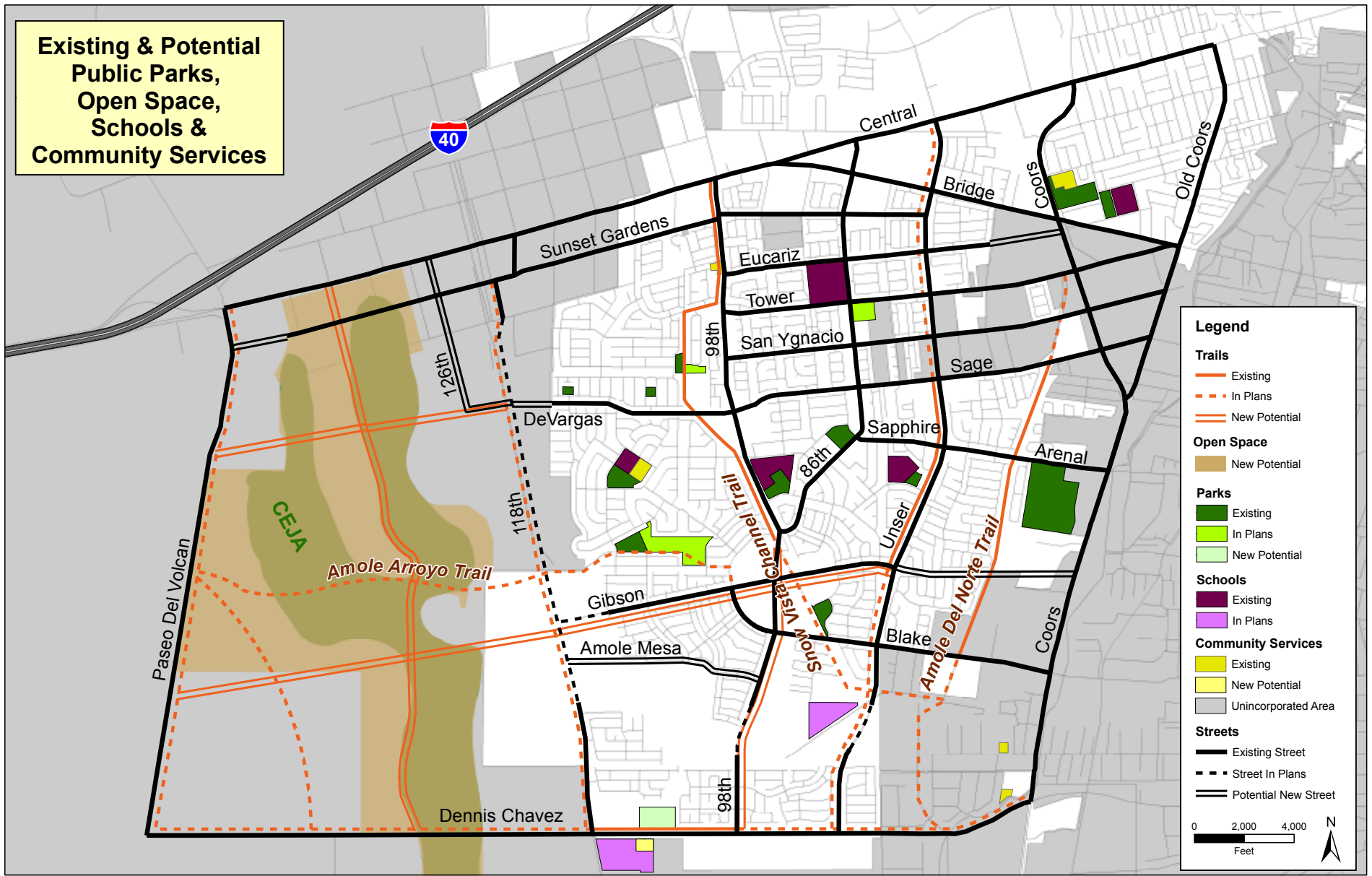
As an example, future schools may be on sites that serve the entire community, not just students and parents. These sites may include schools, libraries, parks, and public meeting areas that can serve multiple needs while at the same time operating independently and ensuring the safety of citizens and staff.

### **The Ceja**

The Ceja is a large uninhabited area of high slopes overlooking Southwest Albuquerque. Preservation of the Ceja as open space has been emphasized by community members and in adopted plans as a strong priority.

A proposed Ceja open space is indicated on the map to the right. The potential open space boundaries were estimated with the help of the City and County Open Space Divisions, and exact boundaries will be determined through later research. Proposed road access through the Ceja is limited in order to preserve the habitat and visual quality of this special area.





## Goal 3. Retail and Other Commercial Services

### Retail

Some activity centers should contain a retail element. This is discussed in the Southwest Albuquerque Commercial District Retail Plan (February 2006) and the Southwest Albuquerque Charrette Report (April 2006), available on the City of Albuquerque Planning website. Different sizes of stores serve different local and regional needs. The different types of retailers that could be seen in the future in Southwest Albuquerque include:

- **Community Retail** could include large retailers serving Southwest Albuquerque and other areas of the city. An example might include a discount department store or home improvement store combined with smaller adjacent shops.
- **Neighborhood Retail** could include a selection of retail shops attracting shoppers from adjacent neighborhoods and from a larger driving area. An example might be a

shopping center including a supermarket, bank, and pharmacy.

- **Convenience Retail** might be a small center with some variety of basic retail. An example might be a center with a laundromat, small grocer, and coffee shop. These should be located where an underserved area has insufficient land to build a neighborhood activity center.
- **Corner Stores** are small shops serving basic needs for an immediate neighborhood. They are indicated with red dots to show a distribution throughout the area. They must be located on collector streets to be economically sustainable and should be located where there is no land sufficient to serve the area with a neighborhood activity center.

The size of the retail element in a particular center is indicated by color on the Proposed Activity Centers table, located in Appendix B.



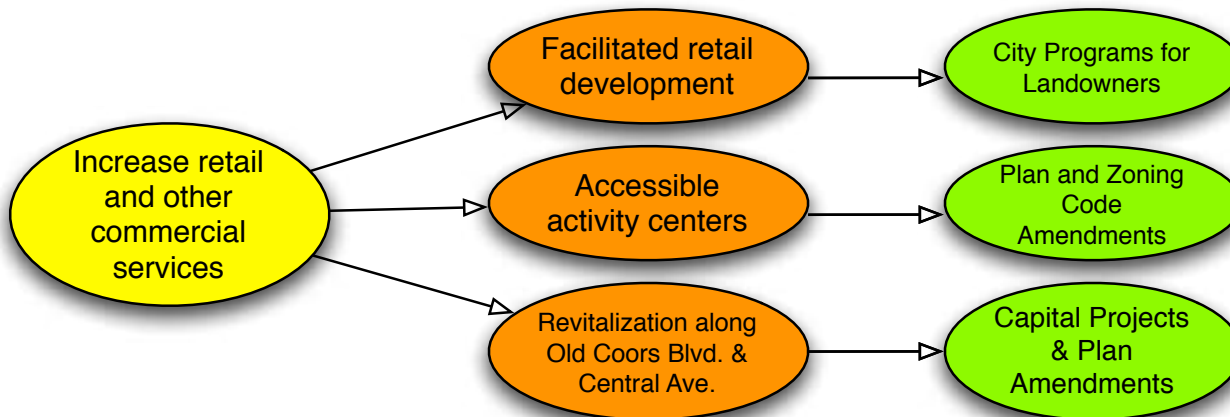
*An example of a small retail center*

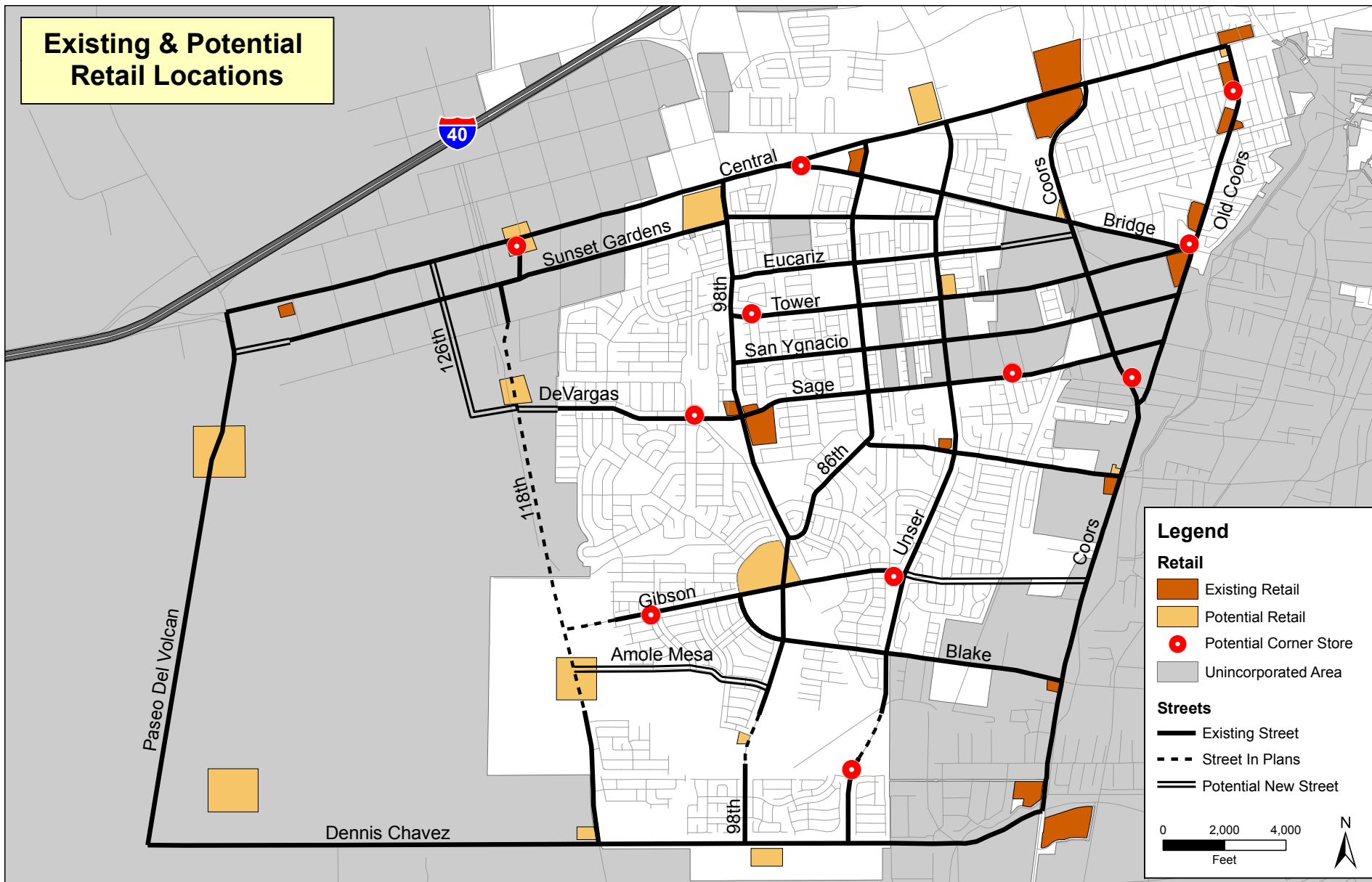
### Accessible Activity Centers

The location of retail services in Southwest Albuquerque depends heavily on market factors. The City can play a part in encouraging more retail development by appropriately zoning for stores and offices in neighborhood centers and by facilitating informational programs to encourage development of land for retail. Areas are designated as potential future retail sites based on analysis of local needs and market considerations, but retailers may locate on only some of the potential future sites.

### Revitalization

Revitalization of the Central Avenue and Old Coors corridors will help strengthen Southwest Albuquerque's sense of place and provide goods and services on easily accessible and often-traveled streets. Activity centers are designated along these corridors to encourage revitalization, and future City programs may target these areas.





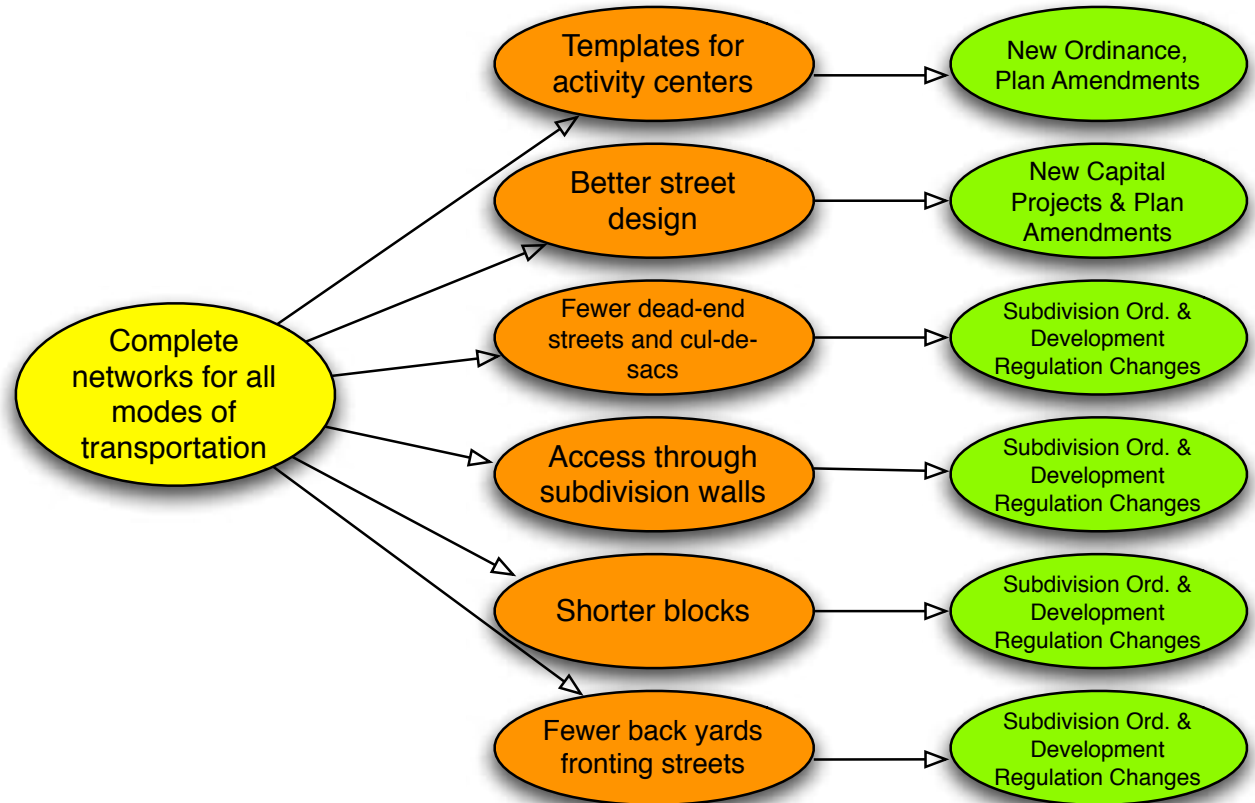
## Goal 4. Complete Transportation Networks

Connections between centers could occur through new and existing streets and walking / biking trails. The connections are necessary to create a complete, accessible network for driving, bicycling, walking, and taking mass transit. Accessibility is different than proximity. It is possible to be close to a destination and unable to reach it, but a complete and accessible network allows travelers to reach destinations quickly and directly.

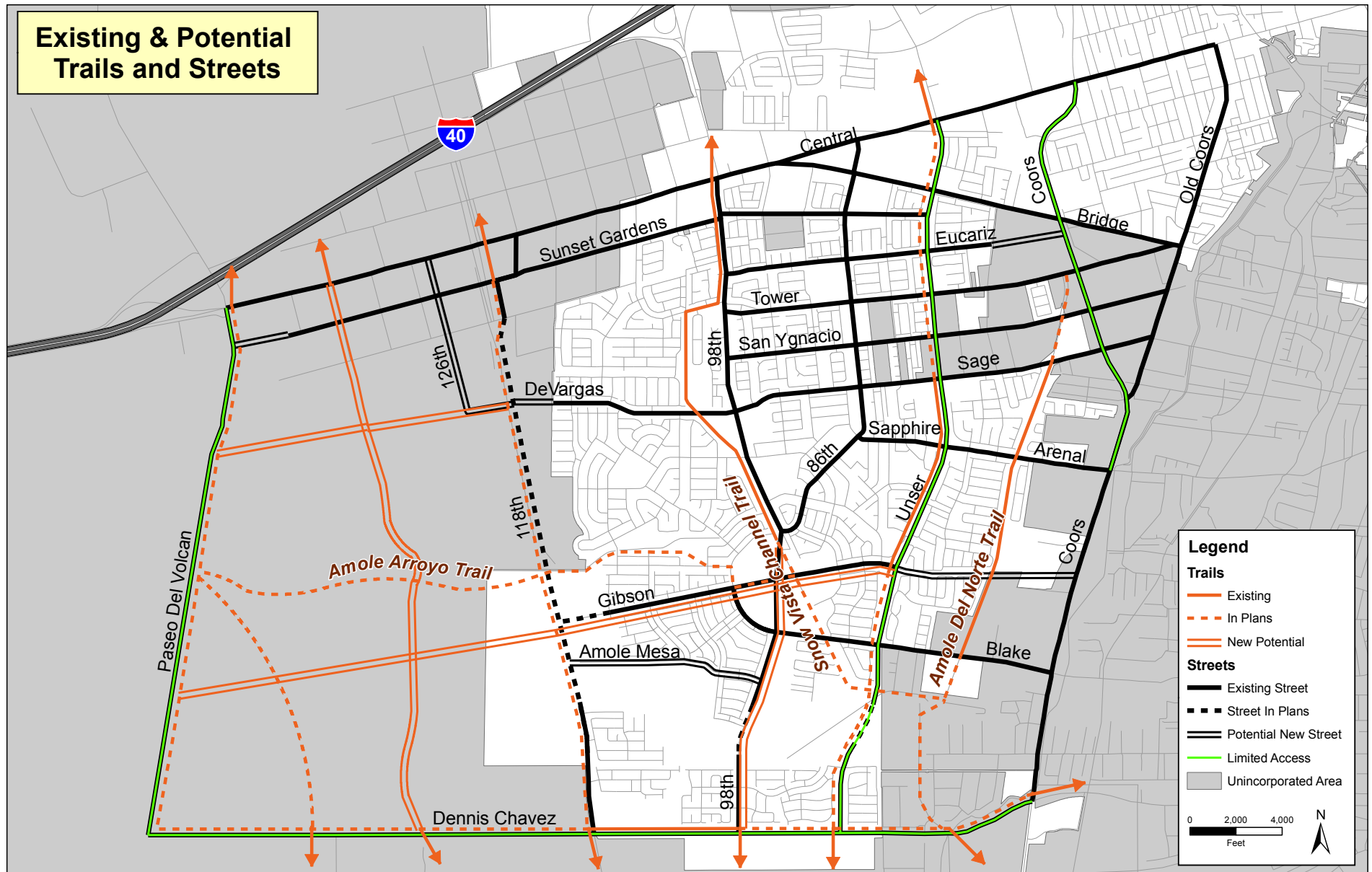
The most significant network improvements needed in Southwest Albuquerque are:

- Unser Boulevard (extension)
- 98th Street (extension)
- Gibson Avenue (extension)
- 118th Street (I-40 interchange and extension)
- Construction of a complete trails network throughout the community, including the Ceja Public Open Space
- Pedestrian connections to trails, parks, schools, open space, community centers, retail and commercial services, nearby neighborhoods, and public transit from existing and new neighborhoods

Changes to existing ordinances and development regulations are recommended to help make new streets more walkable and provide better access from homes to other areas of the community. Encouraging shorter blocks and continuous streets (rather than dead ends or cul-de-sacs) makes it easier to go from home to work, school, or the store. Front yards and buildings facing streets increase the sight distance for drivers and create safer and more pleasant paths for walking.



## Existing & Potential Trails and Streets



# The To-Do List

The following list outlines activities that can help Southwest Albuquerque and other new areas become great parts of Albuquerque and Bernalillo County. The bulleted objectives from pages 8-15 are reiterated here. The items in **orange** have been identified as priorities of this planning effort. The plan amendments and legislative changes to achieve them will be included in a package submitted to the City Environmental Planning Commission (EPC) later this fall. Other items listed are equally important for Southwest Albuquerque. Because they require more in-depth work, we recommend that they be addressed after this strategic plan is approved by the City and County.

	Comprehensive Plan	West Side Strategic Plan	Southwest Area Plan	West Rte 66 SDP	Tower/Unser SDP	Rio Bravo SDP	Amole Arroyo Corridor Plan	County and City Parks and Open Space Facility Plans	Long Range Roadway System Plan	Trails and Bikeways Facility Plan	Zoning Code	Subdivision Ordinance	Other Ordinances	Development Process Manual	City and Private Projects
<b>1 Build complete neighborhoods that aren't monotonous and that express community identity</b>															
• Designate activity centers in a complete network															
• Encourage a variety of land uses using designated activity centers															
• Encourage a variety of housing types, styles, and densities															
• Focus development on infill															
• Guide development to provide landmarks and other identifiers															
<b>2a Increase public services and facilities</b>															
• Police and fire															
• Libraries															
• Parks															
• Open space															
• Public transportation network															
• New streets and sidewalks															
• Trails and bike lanes															
• Schools															
• Senior services															
• Medical services															
• Utility systems															
<b>2b Conserve/preserve area natural resources</b>															
• Preserve Ceja															
• Preserve arroyos															
• Encourage energy-efficient development															
• Encourage water-efficient landscaping															

### 3 Encourage more retail and other commercial services

- **Facilitate development of commercial property by landowners**
- **Focus retail growth in mixed-use activity centers**
- **Revive traditional retail corridors including Old Coors & Central**
- Require retail development for complete neighborhood formation
- Facilitate the location of more employers/jobs in the area

#### 4 Provide complete transportation networks to support all modes of transportation

- Design a template for walkable, mixed-use activity centers
- Improve traffic control through street design
- Limit number of dead-end streets and cul-de-sacs
- Create access through walls of subdivisions
- Limit block lengths
- Limit double-frontage lots with back yards facing streets
- Limit use of roll (estate) curbs
- Require construction of complete street cross-sections

- **Ensure that residents have a voice in City decisions for the area**

[illegible]

## Appendix A: Recommended Amendments and Actions

The following recommended amendments to plans, ordinances, and possibly programs and projects are necessary to create the changes that will result in a great Southwest Albuquerque. Not all of these recommendations can be implemented immediately; the inventory has been sorted into immediate actions and future tasks needed to create meaningful change. “Immediate Adoption” ideas are intended to be part of this strategic planning process, and will be fully crafted after the community discusses the ideas in this Preliminary Action Plan. “Additional Work” ideas will be the target of continued efforts by the City after the City Council and Bernalillo County Commission adopt this plan.

*An example:* In many cases, a number of amendments are needed to achieve one goal. As an example of this, one stated goal, 2E, is to “conserve and preserve natural landforms and wildlife environments.” The following amendments, listed in the recommendations, are all necessary steps to address that goal:

- In the West Side Strategic Plan, revise policy language to reinforce the protection of the Ceja and other open space.
- In the Southwest Area Plan, designate land for open space, trails, and parks consistent with the Comprehensive Plan and West Side Strategic Plan.
- In the sector development plans, designate land for open space, trails, and parks.
- In the City and County Parks and Open Space Facilities Plans, include additional land designated as open space and establish park location standards.
- Amend other local ordinances, including the Impact Fee Ordinance, to enable parkland designation.
- Acquire land for open space in currently undeveloped areas before land is developed.

Recommendations listed below are categorized by the document that is being amended.

		Include in Strategic Action Plan	Initiate After Adoption of Action Plan
Plan Amendments			
Albuquerque Bernalillo Comprehensive Plan Amendments			
1	Add a subsection under Land Use Goals and Policies to define “neighborhood” to support walking, mixed uses, and mixed densities. Define: (1) neighborhood sizes that promote walking to centers of activity, (2) internal street circulation patterns and street connections to Activity Centers and other neighborhoods, (3) external street systems that support walking and a sense of community, (4) combinations and placements of uses that make a complete neighborhood, and (5) lot size mixtures and ranges of housing types that prevent monotony and promote a complete community.	X	
2	Add a subsection under the Land Use Goals and Policies Section providing guidance to create special zoning through sector plans, zoning code and subdivision regulations amendments, and a special ordinance.	X	
	Add to the Land Use Goals and Policies Section, Activity Centers Subsection:		
3	Establish criteria for: (1) siting of small-scale centers based on walking distance, and (2) size of small-scale centers.	X	
4	Add to the existing criteria for the larger-scale Neighborhood Activity Centers and Community Activity Centers.	X	
5	Require co-location of various public and private activities in centers.	X	
6	Amend the Centers and Corridors Map to add and change locations of Southwest Albuquerque Community Activity Centers.	X	
	Add to the Community Resource Management Section:		
7	Require co-location of city community services (e.g., libraries, community centers, senior centers, and parks), other city services, and private services in Activity Centers.	X	

		Include in Strategic Action Plan	Initiate After Adoption of Action Plan
8	Add policies requiring street design that supports safe, efficient, convenient, and pleasant pedestrian circulation within neighborhoods and between residential neighborhoods and Activity Centers.	X	
9	Add service standard levels for public safety, recreation, education, and public services, and require concurrency before allowing residential development.		X
10	Add a policy to the Land Use Section requiring mixtures of housing types, styles, and sizes within each neighborhood as will be defined by the Comprehensive Plan.		X
<b>West Side Strategic Plan Amendments</b>			
1	Add a policy to the Types of Urban Forms Chapter to require subdivision patterns consisting of lots and streets that contribute to the formation of complete neighborhoods as defined in the Comprehensive Plan.	X	
2	Rewrite the Types of Urban Forms Chapter to encourage desired urban design characteristics, including complete neighborhoods, Activity Centers, street connectivity, and walking.	X	
3	Revise subarea maps to include designated Community Activity Centers.	X	
4	Revise the Design Guidelines to regulate street connectivity, building orientation, walls, and Activity Centers.	X	
5	Revise the Transportation System Section to address street connectivity.	X	
6	Revise the Proposed Trails Map to include new trails.	X	
7	Create design overlay regulations for Southwest Albuquerque.		X
8	Prohibit or severely limit rear yards and rear building facades facing streets.	X	
9	Require phased development for Southwest Albuquerque subdivisions above a minimum size.		?
10	Reinforce policy to protect Ceja open space.	X	
11	Require a variety of housing types, styles, and sizes within each neighborhood as defined by the Comprehensive Plan and Subdivision Ordinance.		X
12	Update the West Side Vision to include the Southwest Albuquerque vision.	X	
13	Update the Existing Conditions and Growth Issues Sections to include current demographics and the strengths, opportunities, and weaknesses for Southwest Albuquerque.	X	
<b>Southwest Area Plan Amendments</b>			
1	Encourage desired urban design characteristics, including complete neighborhoods, Activity Centers, street connectivity, and walking.	X	

		Include in Strategic Action Plan	Initiate After Adoption of Action Plan
2	Revise maps to include designated Community Activity Centers consistent with the Comprehensive Plan and West Side Strategic Plan.	X	
3	Require subdivision patterns consisting of lots and streets that contribute to the formation of complete neighborhoods as will be defined in the Comprehensive Plan.	X	
4	Prohibit or severely limit rear yards and rear building facades facing streets.	X	
5	Require phased development for Southwest Area subdivisions above a minimum size.		?
6	Reinforce policy to protect Ceja open space.	X	
7	Revise maps to designate land for open space, trails, and parks consistent with the Comprehensive Plan and West Side Strategic Plan.	X	
8	Require a variety of housing types, styles, and sizes within each neighborhood as defined by the Comprehensive Plan and Subdivision Ordinance.	X	
<b>West Route 66 Sector Development Plan Amendments</b>			
1	Develop minimum levels of service for public safety facilities, parks and recreation, schools, and utilities and require satisfaction of these minimum levels before approving new development.		X
2	Define and require neighborhood development plans consistent with the Zoning Code for site development of properties of five acres or more in size to ensure neighborhood development with a sufficient variety of land uses and housing densities, and consider sites for parks and schools where needed.	X	
3	Revise maps to include designated Activity Centers, open space, parks, and trails.	X	
4	Revise sector plan-specific zoning to include designated Activity Centers, open space, parks, and trails.	X	
5	Prohibit or severely limit subdivision patterns in which rear yards and the rear building facades face streets.	X	
6	Recommend subdivision patterns consisting of lots and streets that contribute to the formation of complete neighborhoods as will be defined in the Comprehensive Plan.	X	
7	Consider loosening access limitations on limited-access streets within Activity Centers to allow more intersecting streets (but not additional driveways) and/or specify new street cross section and intersection designs within activity centers located on these streets.	X	
8	Designate and map land for open space, trails, and parks.	X	
9	Amend the Special Use zoning standards to establish mixed use, mixed density, and design standards. Use form-based zoning as appropriate if adopted and available for city-initiated or county-initiated rezoning.		X
10	Refer to the revised West Side Strategic Plan to reflect its changes resulting from this planning strategy.	X	

		Include in Strategic Action Plan	Initiate After Adoption of Action Plan
11	Ask both city and county to adopt plan and apply to both jurisdictional areas.	X	
<b>Tower/Unser Sector Development Plan Amendments</b>			
1	Develop minimum levels of service for public safety facilities, parks and recreation, schools, and utilities and require satisfaction of these minimum levels before approving new development.		X
2	Define and require neighborhood development plans consistent with the Zoning Code for site development of properties of five acres or more in size to ensure neighborhood development with a sufficient variety of land uses and housing densities, and consider sites for parks and schools where needed.	X	
3	Revise maps to include designated Activity Centers, open space, parks, and trails.	X	
4	Revise sector plan-specific zoning to include designated Activity Centers, open space, parks, and trails.	X	
5	Prohibit or severely limit subdivision patterns in which rear yards and the rear building facades face streets.	X	
6	Require subdivision patterns consisting of lots and streets that contribute to the formation of complete neighborhoods as will be defined in the Comprehensive Plan.	X	
7	Consider loosening access limitations on limited-access streets within Activity Centers to allow more intersecting streets (but not additional driveways) and/or specify new street cross section and intersection designs within activity centers located on these streets.	X	
8	Designate and map land for open space, trails, and parks.	X	
9	Amend the Special Use zoning standards to establish mixed use, mixed density, and design standards. Use form-based zoning as appropriate if adopted and available for city-initiated or county-initiated rezoning.		X
10	Refer to the revised West Side Strategic Plan to reflect its changes resulting from this planning strategy.	X	
11	Ask both city and county to adopt plan and apply to both jurisdictional areas.	X	
<b>Rio Bravo Sector Development Plan Amendments</b>			
1	Develop minimum levels of service for public safety facilities, parks and recreation, schools, and utilities and require satisfaction of these minimum levels before approving new development.		X
2	Define and require neighborhood development plans consistent with the Zoning Code for site development of properties of five acres or more in size to ensure neighborhood development with a sufficient variety of land uses and housing densities, and consider sites for parks and schools where needed.	X	
3	Revise maps to include designated Activity Centers, open space, parks, and trails.	X	
4	Revise sector plan-specific zoning to include designated Activity Centers, open space, parks, and trails.	X	

		Include in Strategic Action Plan	Initiate After Adoption of Action Plan
5	Prohibit or severely limit subdivision patterns in which rear yards and the rear building facades face streets.	X	
6	Require subdivision patterns consisting of lots and streets that contribute to the formation of complete neighborhoods as will be defined in the Comprehensive Plan.	X	
7	Emphasize importance of preserving Dennis Chavez as a limited access roadway for mobility and create design standards along this corridor that accommodate this.	X	
8	Consider loosening access limitations on limited-access streets within Activity Centers to allow more intersecting streets (but not additional driveways) and/or specify new street cross section and intersection designs within activity centers located on these streets.	X	
9	Designate and map land for open space, trails, and parks.	X	
10	Amend the Special Use zoning standards to establish mixed use, mixed density, and design standards. Use form-based zoning as appropriate if adopted and available for city-initiated or county-initiated rezoning. Clarify the currently vague language on mixed-use development on page 25 of the sector plan.		X
11	Amend the "Rio Bravo Sector Development Plan Amendment No. 1" document to include the language and maps that the Plan refers to from the 1983 rescinded Rio Bravo Sector Development Plan as necessary to make the plan policies and zoning complete.	?	
12	Refer to the revised West Side Strategic Plan to reflect its changes resulting from this planning strategy.	X	
13	Refer to the Comprehensive Plan and, in particular, the proposed policies guiding sector plan development. Revise the sector plan for consistency with the Comprehensive Plan.	X	
14	Replace mapping to follow current GIS conventions and standards of clarity.	X	
15	Ask both city and county to adopt plan and apply to both jurisdictional areas.	X	
<b>Amole Arroyo Corridor Plan</b>			
1	Revise maps to include designated Activity Centers, open space, parks, and trails.	X	
<b>County and City Parks and Open Space Facility Plans</b>			
1	Integrate parks and open space into proposed and existing Activity Centers and circulation systems such as transit and trails.	X	
2	Revise maps to include additional land designated as open space.	X	
3	Establish City of Albuquerque and Bernalillo County neighborhood, community, and regional park and open space location standards.		X

		Include in Strategic Action Plan	Initiate After Adoption of Action Plan
<b>Long Range Roadway System Plan Amendments</b>			
1	Plan for creation of new designated through streets to enhance the network of the existing developed area, including the extension of Gibson to Coors and the extensions of existing streets to 118 Street and, to a lesser extent, to Paseo del Volcan.	X	
2	Consider loosening access limitations on limited-access streets within Activity Centers to allow more intersecting streets (but not additional driveways) and/or specify new street cross section and intersection designs within activity centers located on these streets.	X	
3	Encourage review and reclassification of existing streets to determine whether they serve the needs of the area given current land use.		X
<b>Trails and Bikeways Facility Plan Amendments</b>			
1	Revise maps to include additions to trail network and all potential connections to trails from existing, proposed, and potential residential, commercial, and recreational destinations.	X	
2	Designate additional land needed for trail construction, including and concentrating on existing corridors such as drainage channels and other public rights of way.	X	
<b>Ordinance Amendments</b>			
<b>City of Albuquerque Comprehensive Zoning Code Amendments</b>			
1	Revise the R-LT and RT zones, and other zones as needed, to require mixtures of uses when zones are applied to larger areas.		X
2	Amend Appendix H, the Sector Development Plan Land Use Descriptions, to reflect amendments made to the individual sector development plans.	X	
3	Create new section, "Neighborhood Development Plan Regulations." Refer to the Form-Based Code or create new regulations requiring consideration of neighboring uses and development patterns that contribute to the formation of complete neighborhoods.	X	
<b>Subdivision Ordinance Amendments</b>			
1	Add a new section establishing design guidelines for streets and sidewalks and their integration with trails, open space, and parks in ways that create walkable, human-scale neighborhoods.	X	
2	Define and require neighborhood development plans for site development of properties of five acres or more in size to ensure neighborhood development with a sufficient variety of land uses and housing densities, and consider sites for parks and schools where needed.		X
3	Add new Public Right of Way Standards and Street Characteristics to restrict the use of residential lots with double street frontage to limit the practice of rear yards facing streets.	X	

		Include in Strategic Action Plan	Initiate After Adoption of Action Plan
4	Require pedestrian access through cul-de-sacs and other non-connecting nodes to nearby streets.	X	
5	Require regular openings for pedestrian access in walls, fences, retaining walls, or combinations of these that face public street rights of way, public parks, open space, or designated trails.	X	
6	Revise Public Right of Way Standards and Street Characteristics to provide for maximum block lengths between intersections on streets that are not designated as limited access roadways.	X	
7	Revise Public Right of Way Standards and Street Characteristics to restrict the use of limited access subdivision design. Increase the number of access points for smaller subdivisions. Include a reference to the governing regulations in the Development Process Manual.	X	
8	Revise Street Location and Arrangement Standards to require street connections joining adjacent subdivisions.	X	
9	Add a new subsection to the Street Location and Arrangements Section limiting the number of cul-de-sacs and other non-connecting nodes that can be used in relation to the number of connecting links, using a minimum connectivity ratio.	X	
10	Require a variety of lot sizes for all major subdivisions. Develop detailed regulations with requirements based on subdivision size, with more variety necessary as subdivisions increase in size.		?
11	Require a variety of housing types, styles, and sizes within each subdivision.		X
<b>Other Ordinances and Administrative Procedures</b>			
1	Develop an ordinance requiring adequate funding for schools, parks, trails, and streets.		X
2	Create city ordinance to designate and set standards for location, size, etc. of parklands and amend Impact Fee Ordinance as needed.		X
3	Use Special Assessment Districts or other techniques to ensure the building of complete street sections that comply with the principle of pedestrian first street design and construction.		X
<b>Regulation Amendments</b>			
<b>Development Process Manual Amendments</b>			
1	Add a new paragraph to the Local Street Layout subsection in Section 5, Miscellaneous Street Design Criteria, to restrict the use of double street frontage to residential lots to limit the practice of rear yards facing streets.	X	
2	Require regular openings for pedestrian access in walls, fences, retaining walls, or combinations of these that face public street rights of way, public parks, open space, or designated trails.	X	
3	Revise the Cul-de-sac, Stub, Loop, and Special Design Street Criteria in Section 5, Miscellaneous Street Design Criteria, to limit the number of cul-de-sacs and other non-connecting nodes that can be used in relation to the number of connecting links.	X	

		Include in Strategic Action Plan	Initiate After Adoption of Action Plan
4	Revise the Single Access Criteria in Section 5, Miscellaneous Street Design Criteria, to require greater access to neighborhoods of all sizes and restrict the use of limited access subdivision design.	X	
5	Add a new paragraph to the Single Access Criteria in Section 5, Miscellaneous Street Design Criteria, requiring street connections to and from adjacent neighborhoods.	X	
6	Add a new paragraph to the Local Street Layout subsection in Section 5, Miscellaneous Street Design Criteria, to require shorter street lengths and a finer grained circulation pattern to encourage walkability and distribute vehicular traffic.		X
7	Restrict the use of estate or roll curbing to better delineate automobile and pedestrian zones.	X	
<b>Projects and Programs</b>			
1	Schedule 10 –15 years of trail funding and building to connect existing subdivisions, future neighborhoods and Activity Centers through trail networks, open space, and parks.	X	
2	Coordinate efforts with the Great Streets Project as it relates to centers/corridors for collector and arterial streets.	X	
3	Build parks on acquired land and acquire additional parkland so that many parks are within walking distance of residences.		X
4	Designate land for and build police and fire facilities adequate to serve the existing and projected population of SW Albuquerque.	X	
5	Ensure adequate City and County staffing of community programs, including libraries, senior centers, and police and fire services, that are tailored to the unique needs of the area.		X
6	Using Activity Centers and opportunities for joint-use facilities, fund and build the needed public and private facilities to serve the community, including healthcare facilities, libraries, senior centers, and community centers.	?	
7	Revise transit routes to serve the proposed network of Activity Centers and existing and proposed jobs, schools and parks.	?	
8	Build parks and trails for different functions, with parks of varying sizes from small to large.		X
9	Acquire land for City and County open space, trails and parks in undeveloped areas prior to development.		X
10	Develop and implement program to inform residents about ways to manage housing finances and maintenance.		X
11	Choose 2-3 existing subdivisions for pilot projects to improve neighborhood design and create opportunities for mixed-use infill development and better pedestrian circulation.		X

## Appendix B: Existing and Future Activity Centers

Proposed Activity Centers in the Southwest Area					
Location	Center Type*	Uses in Center	Land Area (Acres)	Current Zoning of Lots in Center	Notes
Central and New Coors	Community Center	Retail, office	40.1	C-2, SU-1	Existing grocery/retail, planned site of telephone facility
98th and Gibson	Community Center	Retail, high-density residential, TBD	36.1	C-2, SU-1, R-2 & R-T	Proposed site of Silver Tree Commons (retail)
118th and Dennis Chavez	Community Center	Retail, High school, community college, library, park	15-60 plus adjacent uses	A-1, C-1	High school planning in progress
Paseo del Volcan and Dennis Chavez	Community Center	TBD	15-60 plus adjacent uses		Long-term potential as growth moves in that direction
98th and Central	Neighborhood Center	Retail	5-15	SU-1	
Unser and Central	Neighborhood Center	Retail, office, community services	22.8	SU-2, SU-2 PDA	City-owned land at site
DeVargas and 98th	Neighborhood Center	Retail, office	24.6	C-1	Retail being built (grocery)
Coors and Dennis Chavez	Neighborhood Center	Retail, sheriff	11.0	C-1, SU-1	Existing Wal-Mart site, existing small shopping center
Central and Old Coors	Neighborhood Center	Retail, TBD	0.8	C-2	Existing small retail on both sides of streets
Coors and Bridge	Neighborhood Center	Retail, community center, park, library	20.6	R-T, SU-1, R-1	
Tower and Unser	Neighborhood Center	Retail, office	4.3	SU-1 for O-1 and C-1	Existing plans for part of property
Sapphire and Unser	Neighborhood Center	Retail	1.9	C-1, SU-1	Existing Walgreen's site
Arenal and Coors	Neighborhood Center	Retail, TBD	1.0	C-1	
Blake and Coors	Neighborhood Center	Retail, TBD	5-15	C-1	
98th and Flora Vista	Neighborhood Center	Retail, office	5-15		

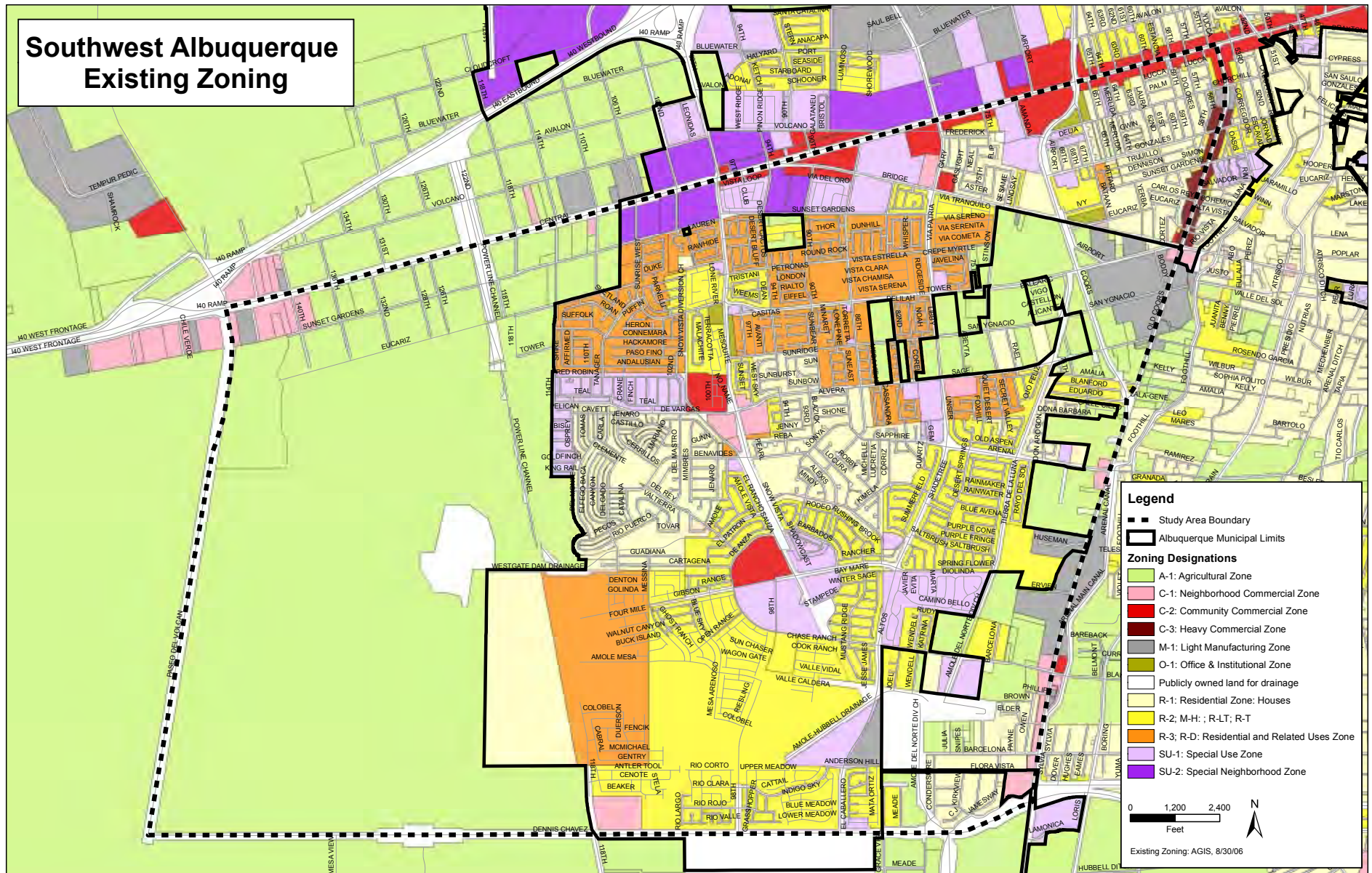
Size of Retail Element:
Community-Level Retail Center
Neighborhood-Level Retail Center
Convenience-Level Retail Center

## Proposed Activity Centers in the Southwest Area

Location	Center Type*	Uses in Center	Land Area (Acres)	Current Zoning of Lots in Center	Notes
Eucariz and Bataan	Neighborhood Center	Elementary school, park	14.1	R-1	Existing
Tower and 86th	Neighborhood Center	2 elementary schools, park	24.6	R-D	One school (Edward Gonzalez) existing, a second planned
Benavides and Cerrillos	Neighborhood Center	Elementary school, park	18.0	R-1	Existing
Sage and Unser	Neighborhood Center	Community services	24.0	A-1, C-1	One potential location - not in any existing plans for site
Corriz and Kimela	Neighborhood Center	Elementary school, park	12.4	R-1, R-LT	Existing
Snow Vista and Benavides	Neighborhood Center	Middle school, park	21.0	R-1	Existing
Snow Vista and Amole Mesa	Neighborhood Center	Elementary school, park	5-15		Planned school site
118th and Central	Neighborhood Center	TBD	5-15	A-1	Long-term potential as growth moves in that direction
118th and DeVargas	Neighborhood Center	TBD	5-15		Long-term potential as growth moves in that direction
118th north of Gibson	Neighborhood Center	TBD	5-15		Long-term potential as growth moves in that direction
118th and Amole Mesa	Neighborhood Center	TBD	5-15		Long-term potential as growth moves in that direction
Paseo del Volcan at Trails Intersection	Neighborhood Center	TBD	5-15		Long-term potential as growth moves in that direction
Paseo del Volcan South of Sunset Gardens	Neighborhood Center	TBD	5-15		Long-term potential as growth moves in that direction

\* Hierarchy of centers as defined in the City/County Comprehensive Plan.  
TBD means to be determined.

# Appendix C: Current Zoning and Land Use Maps



# Southwest Albuquerque Existing Land Use

